



TO LET

14 Elm Grove, Sale, M33 7JY
£1,000 Per Calendar Month pcm

www.jordanfishwick.co.uk

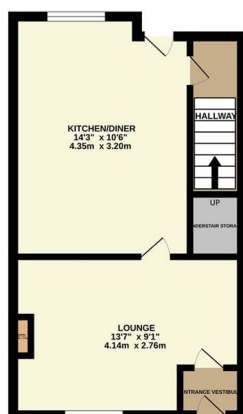
- Available Now
- Two Bedroom Terrace
- Part Furnished
- Close To Dane Road Tram Stop
- Close to M60 Motorway
- Council Tax Band B
- Enclosed Courtyard To The Rear
- EPC Rating D

THE PROPERTY

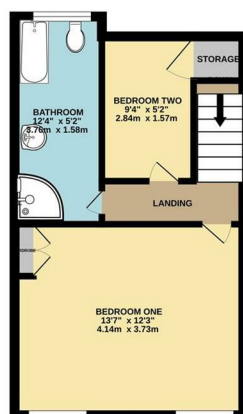
AVAILABLE NOW.

A two bedroom terrace property situated within easy reach of the local Dane Road metro tram stop and M60 motorway. PART FURNISHED, Entrance porch, lounge, modern fitted kitchen. Two bedrooms and a modern bathroom with separate shower cubicle. Gas central heating and UPV C double glazing. Enclosed courtyard to the rear. EPC Rating D.

GROUND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA - 626 sq.ft. (58.2 sq.m.) approx.
Measurements are approximate - box to suit. Illustrative purposes only.
Made with Metropix (2024)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	